The University of Maryland Discovery District will be the epicenter of academic, research and economic achievement and will strengthen existing research partnerships, retain a pipeline of talent locally and offer more experiences for residents, faculty, staff and students.

The Discovery District encompasses more than 150 acres that stretch from Baltimore Avenue to the research-rich and Metro/MARC accessible community along River Road.

Current tenants at the Discovery District include federal agencies NOAA, USDA, FDA, the College Park Academy Charter School, private-sector companies, research institutions and more. Amenities include a hotel, pop-up park, food hall and mixed-use community with retail and 120 residential town homes.

For more information on the Discovery District visit: greatercollegepark.umd.edu
The UMD Community | Attractions & Location

Discovery District offers a variety of amenities within a one mile radius. With everything from art, collaborative open spaces, eateries, retail shops and a variety of transportation methods, the Discovery District has something for everyone.

Art Walk
The Art Walk offers a place to explore a rotating collection of art installations, a food truck hub with a variety of cuisine, collaborative seating areas, and open green space with hiking and biking trails.

Eateries & Retail
The Hall at CP, a food, art and collaborative environment from UMD alumnus Scott Plank, will be developed to advance the area’s start-up culture.

Riverdale Park Station, now under development, will be home to more than 200,000 square feet of retail space for tenants and visitors to shop and dine.

Over 50 restaurants reside within a one mile radius of the Discovery District, offering a variety of dining options for both tenants and visitors.

Transportation
Tenants and visitors are able to easily commute to and visit the Discover District via numerous public commuter transportation options, including: the MARC Camden line, UMD shuttle buses, Metro Green and Purple line, as well as a bike share station.

Hospitality
Four hotels serve the Discovery District, and accommodate business and leisure visitors. The Hotel at University of Maryland is a LEED Gold Certified, AAA Four Diamond luxury hotel and conference center. The hotel offers visitors elegant accommodations, an array of dining choices with five restaurants, and world class service and amenities.

Additionally, there are two Marriott hotels; the College Park Marriott Hotel & Conference Center and a Marriott Residence Inn, as well as the Cambria Hotel College Park located nearby.
Rivertech Court at Discovery District

Set in the 150-acre Discovery District at the University of Maryland, Rivertech Court's three flex/R&D buildings are comprised of over 159,000 square feet of space. Each building offers dock and drive-in loading capabilities, 16 ft. clear minimum ceiling heights, free parking and data connectivity to ISP providers via fiber backbone.

For more information on Rivertech Court at the Discovery District, visit: sjpi.com/rivertechcourt

### Flex/R&D Space

<table>
<thead>
<tr>
<th>Flex/R&amp;D Buildings</th>
<th>5600 Rivertech Court</th>
<th>52,680 SF</th>
<th>LEED GOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td>5650 Rivertech Court</td>
<td>57,120 SF</td>
<td>LEED DESIGNED</td>
<td></td>
</tr>
<tr>
<td>5751 Rivertech Court</td>
<td>50,107 SF</td>
<td>LEED GOLD</td>
<td></td>
</tr>
</tbody>
</table>

### Flex/R&D Specifications

<table>
<thead>
<tr>
<th>LEED</th>
<th>Gold</th>
<th>Core &amp; shell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suite Sizes</td>
<td>2,520 up to 57,120 SF</td>
<td></td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>16 ft. clear minimum</td>
<td></td>
</tr>
<tr>
<td>Offices</td>
<td>Build to suit</td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td>4 spaces per 1,000 SF</td>
<td></td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>Brick on block</td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>TPO</td>
<td></td>
</tr>
<tr>
<td>Loading</td>
<td>Dock or drive-in</td>
<td></td>
</tr>
</tbody>
</table>
PROPOSED PURPLE LINE

Raytheon

American Institute of Physics

National Park Services

COLLEGE PARK ACADEMY
5751 Rivertech Court
50,007 SF

5650 Rivertech Court
57,120 SF

5600 Rivertech Court
52,600 SF

109 #1

109 #3

109 #4

Vehicle & Pedestrian Access

RIVERDALE PARK STATION

Rhode Island Ave

Lafayette Ave

MARC

Rhode Island Ave

Tuckerman Street

UNDER DEVELOPMENT

109 #1

109 #3

109 #4
Distances to:

- College Park Airport ........................................ 1 mile
- Baltimore, MD (Downtown) .......................... 35 miles
- BWI Airport .................................................. 24 miles
- UMD College Park Main Campus ............... 1 mile
- Interstate 95 .................................................... 7.5 miles
- Interstate 495 (Capital Beltway) ............. 3.5 miles
- Interstate 695 (Baltimore Beltway) .......... 25 miles
- MD 295 .......................................................... 4 miles
- Metro/MARC ................................................... 1 mile
- Washington, D.C. (Downtown) ............... 11 miles

About St. John Properties

St. John Properties, Inc. is a full-service real estate company headquartered in Baltimore, Maryland. The company owns, manages and has developed more than 20 million square feet of commercial real estate, including office, flex/R&D, warehouse, retail and residential space.

For additional leasing information or to schedule a tour, contact:

- Will McCullough
  Leasing Representative
  410.369.1207 | wmccullough@sjpi.com

- Sean Doordan
  Senior VP, Leasing & Acquisitions
  410.369.1211 | sdoordan@sjpi.com

This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 01/20